

In an effort to streamline our fees and charges, we're now charging a Lender Protection Fee or Construction Risk Fee in lieu of any High LVR or LMI fee. Your client will only pay one or the other of the below fees.

Calculated as a % of the total loan amount, and payable in full on settlement via borrower funds or capitalised within the product LVR and loan amount.

## **Lenders Protection Fees (established properties)**

This is for any property that is already built, or completed at the time of settlement. Includes Standard, NDIS, Co-Living, SMSF. Excludes Lender Paid LMI Products.

LVR Band	Owner Occupied	Investment	SMSF
>00% - 75%	0.00%	0.75%	0.00%
>75% - 80%	0.00%	1.25%	0.00%
>80% - 85%	1.75%	2.00%	2.50%
>85% - 90%	3.00%	3.00%	3.50%
>90% - 93%	4.50%	N/A	N/A
>93% - 95%	5.50%	N/A	N/A

## **Construction Risk Fee**

This is for any property that is being constructed (via scheduled drawdowns) post settlement. This includes Standard, NDIS, Co-Living, Duplex & Dual Occupancy.

Multi-Dwelling is classified as, a Co-Living over 6 rooms and/or more than 2 premises on 1 title (Multi-dwelling excludes a standard 1+1 duplex with connecting wall).

LVR Band	Owner Occupied	Investment	NDIS/Co-Living	Multi-Dwelling
>00% - 75%	0.50%	1.25%	1.25%	2.50%
>75% - 80%	1.00%	1.75%	1.75%	3.00%
>80% - 85%	2.25%	3.00%	3.00%	3.50%
>85% - 90%	3.50%	4.25%	4.25%	4.50%
>90% - 93%	5.00%	5.75%	N/A	N/A
>93% - 95%	6.00%	6.75%	N/A	N/A

Where construction has not completed within 12 months of settlement, an additional construction risk fee calculated as 1/12th of the original risk fee will be payable each month until construction is complete. This fee may be waived by us on a case by case basis.